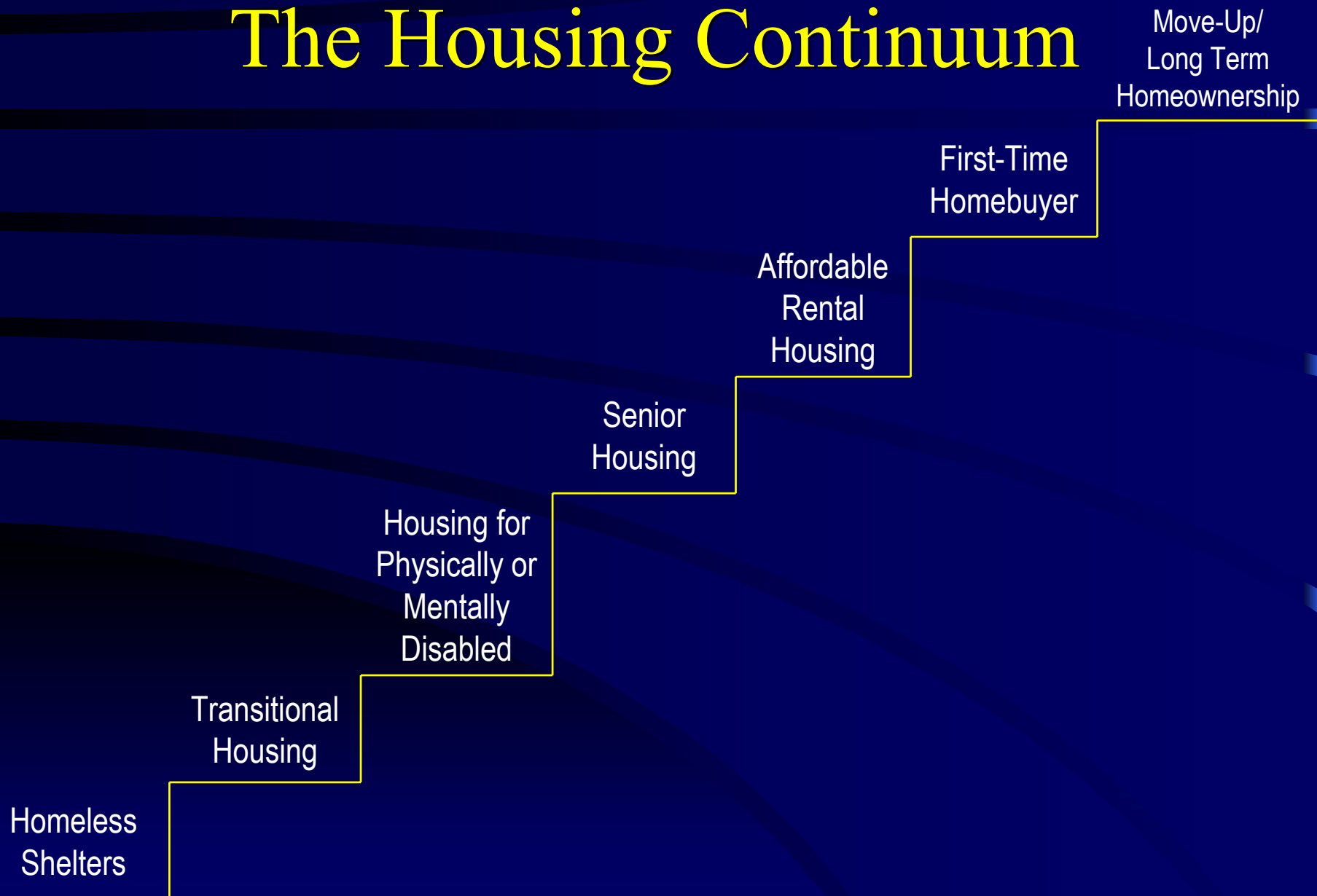


# **The Housing Continuum: Housing Types and Trends**

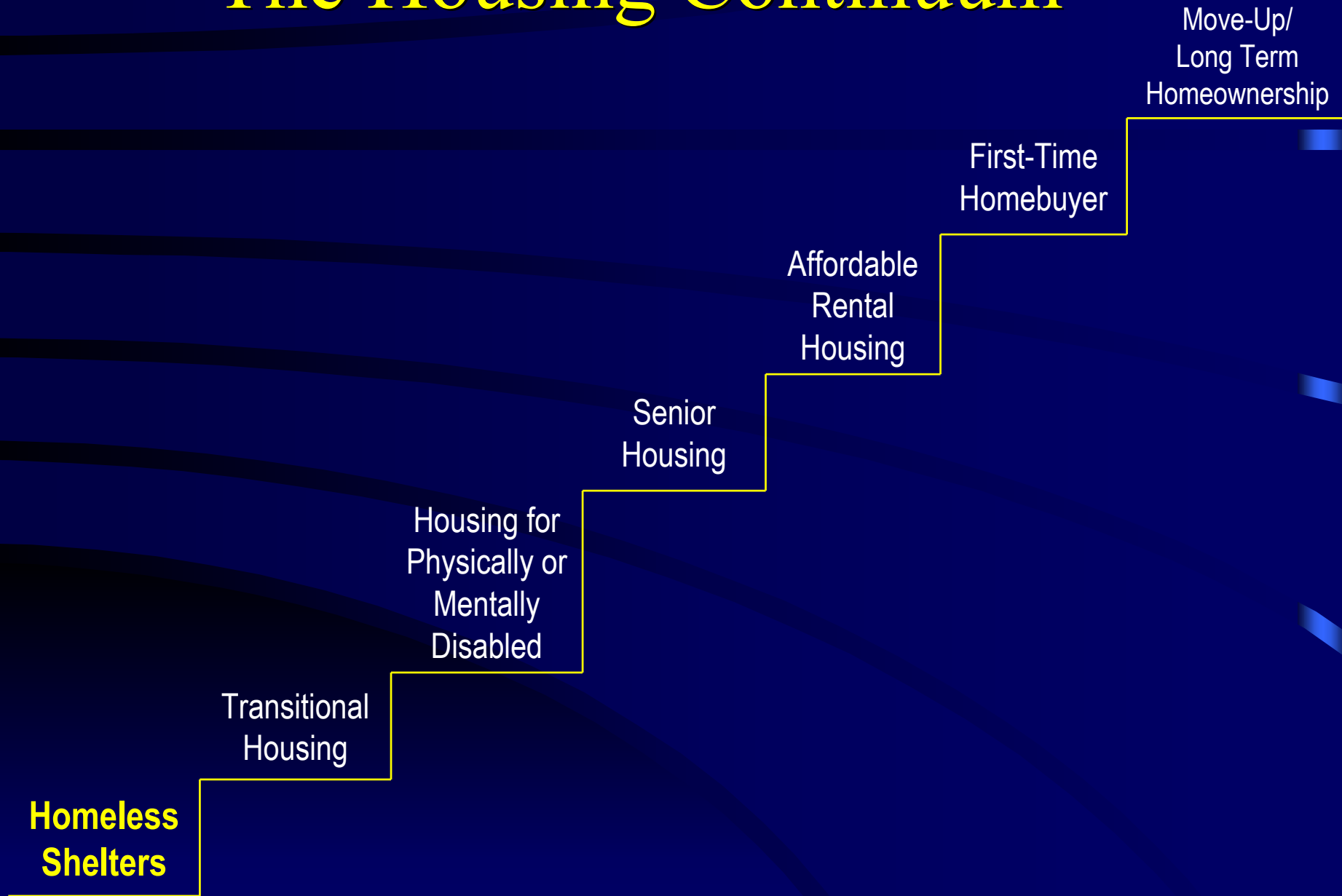
*Colorado Blue Ribbon Panel on Housing*

**March 1, 2005  
Red Rocks Community College  
Lakewood, Colorado**

# The Housing Continuum



# The Housing Continuum



# **What does homeless mean?**

**Person or family that lacks a fixed, regular place to live, or resides in a place not meant for human habitation including:**

Cars

Parks

Streets

Sidewalks

Abandoned Buildings

Emergency Shelters

Transitional Housing

# **WHO ARE THE HOMELESS?**

- \*Chronically Homeless**

- \*Individuals (unaccompanied adults)**

- \*Victims of Domestic Violence**

- \*Homeless Families**

- \*Homeless Youth**

**(Note: Couch Surfers are not generally counted as homeless by HUD)**

# How many are homeless in Colorado?

19,041

1,515 chronically homeless persons

651 sheltered

922 unsheltered

Source: Continuum of Care

# Why are People Homeless?

Poverty

Lack of Affordable Housing

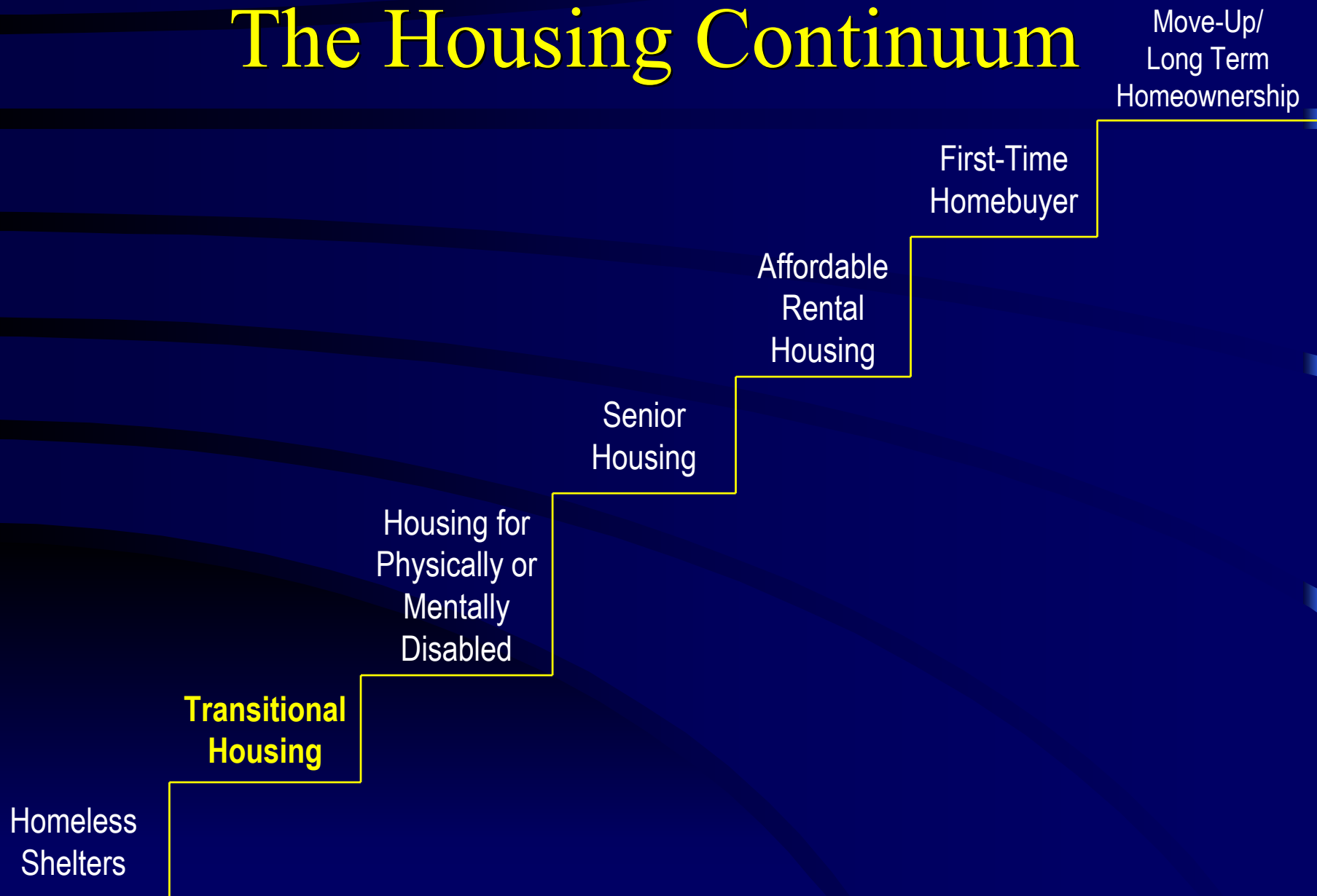
Domestic Violence

Catastrophic Financial Event

Disabilities including:

- Drug and alcohol abuse
- Severe & persistent mental illness
- Physical disabilities
- Developmental disabilities
- Lack of financial stability
- No access to credit

# The Housing Continuum

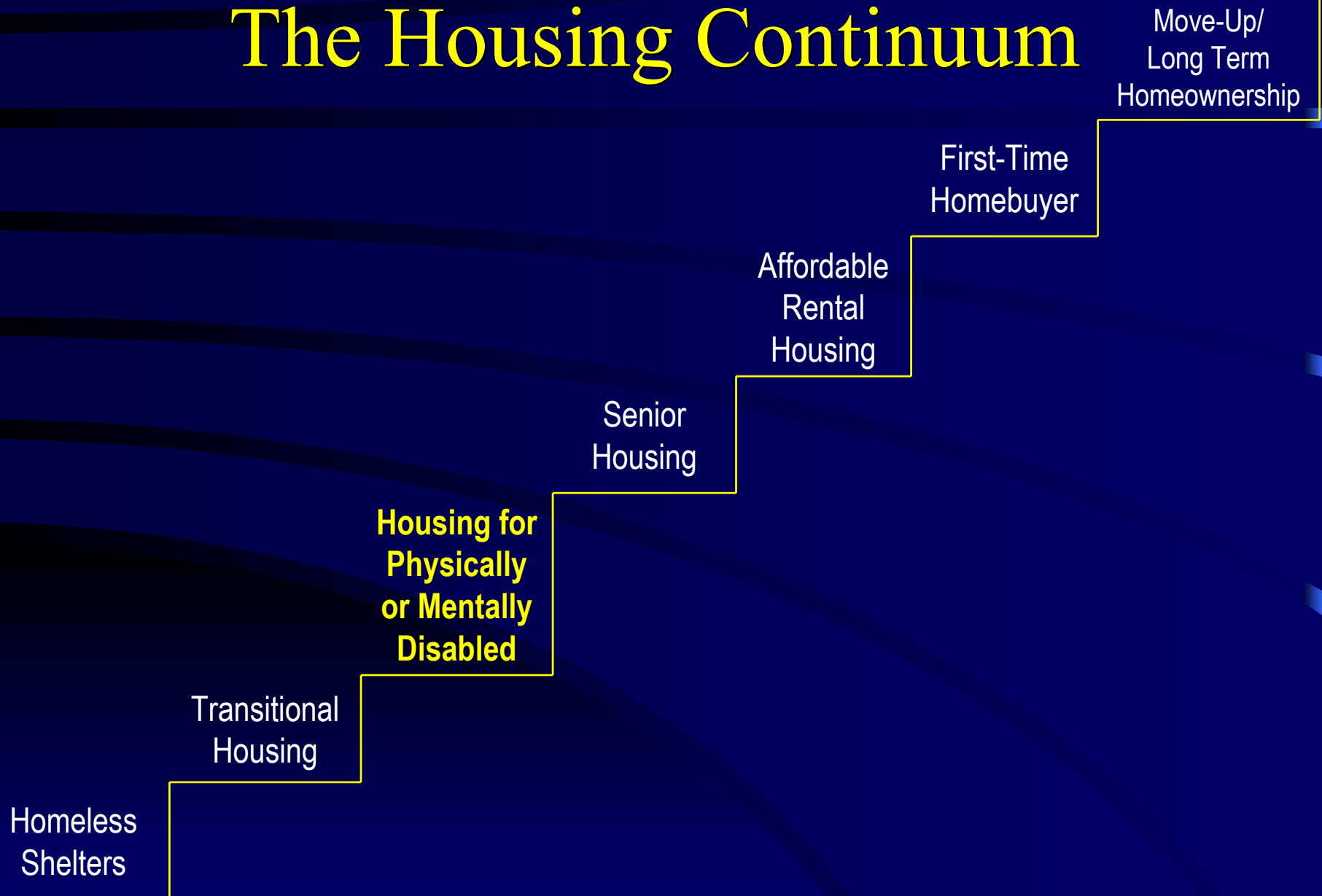




# Transitional Housing

- Housing for formerly homeless persons. Residents generally stay in transitional housing for up to two years until self-sufficiency is established.

# The Housing Continuum



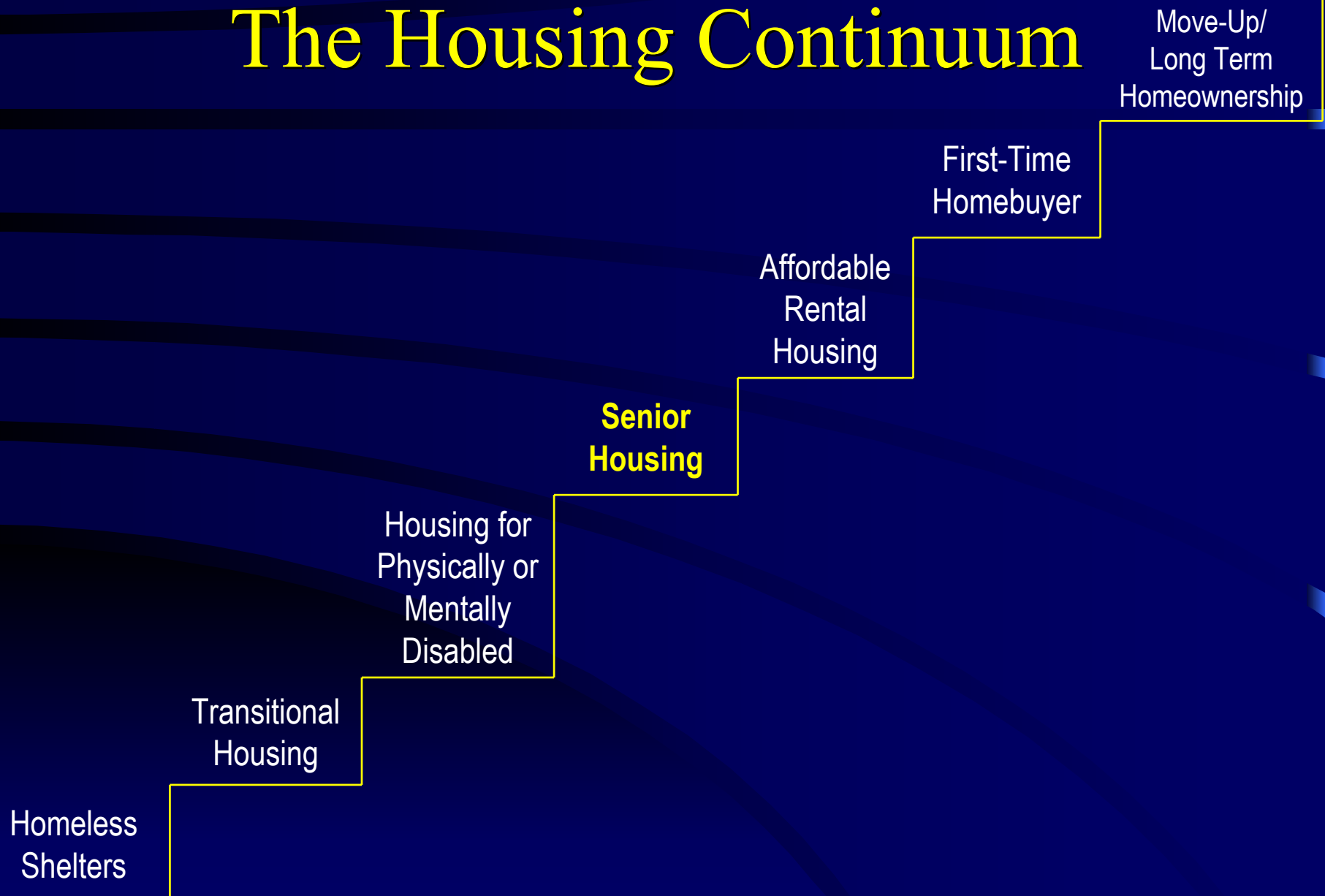
# Housing for Disabled Persons

- Housing units with access for wheelchairs, grab bars etc.
- Housing units for persons needing services for mental or physical disabilities, including AIDS.

# Housing Opportunities for Persons with AIDS

- HOPWA funds can be used to provide rental assistance, emergency housing assistance and supportive services. The state works to create permanent set-aside units within larger housing projects funded by the Department of Local Affairs, Division of Housing whenever possible.

# The Housing Continuum



- Fruita
- Assisted  
Living
- 94 units
- 1996

## The Oaks

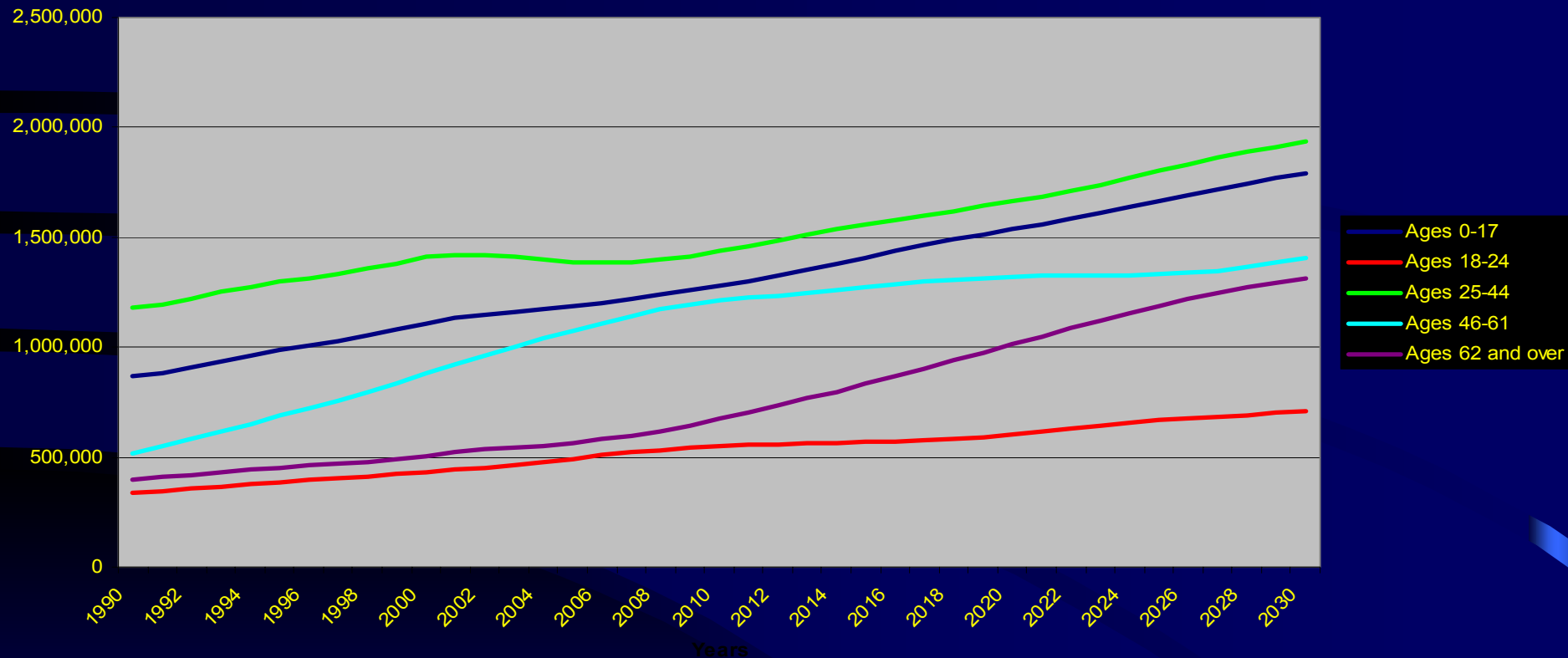


- Kremmling
- Assisted Living
- 24 beds
- 1994

## Cliffview



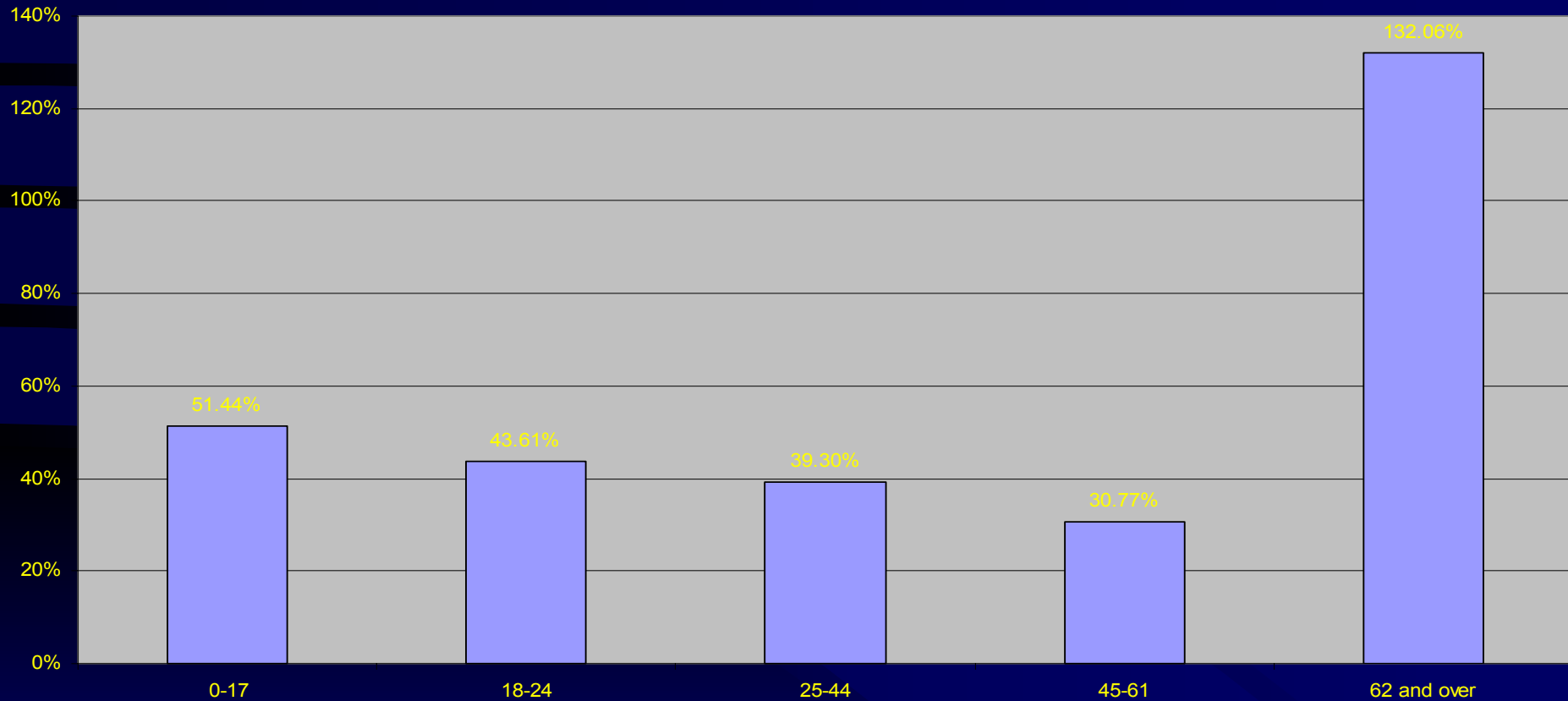
# Population Projections 1990-2030



Colorado Demography Office



# Population 2005-2030 % Change by Age Group



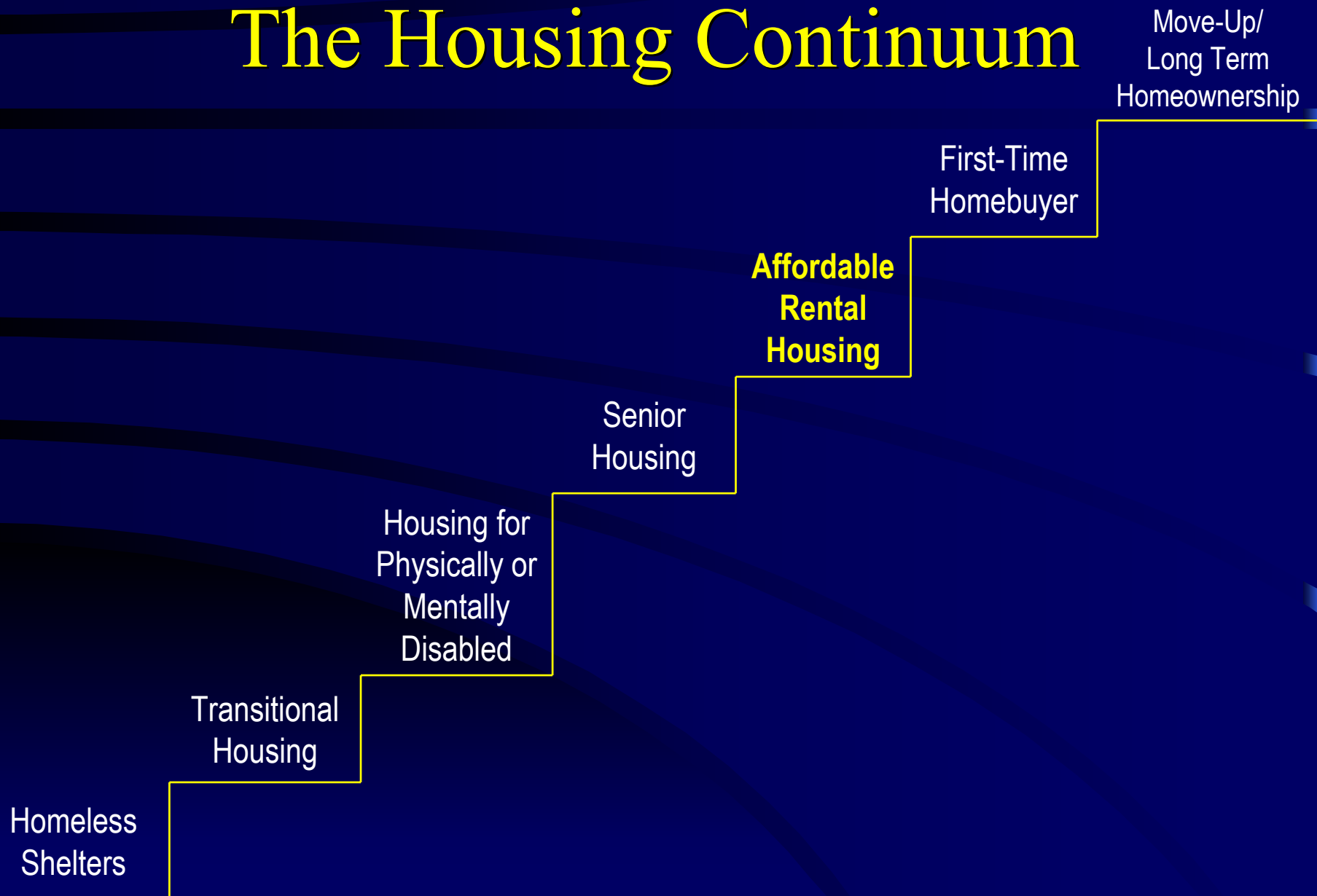
Source: Colorado Demography Office

# Elderly Renter Median Monthly Income

Affordability is 30% \$1,684.50 which is the median monthly income for 65 and over.

|                  |                      |
|------------------|----------------------|
| Affordability    | \$505.35             |
| Colorado Springs | \$653.51 (2bd 1bath) |
| Denver           | \$793.45 (2bd 1bath) |
| Ft. Collins      | \$673.11 (2bd 1bath) |
| Grand Junction   | \$518.31 (2bd 1bath) |
| Pueblo           | \$452.90 (2bd 1bath) |

# The Housing Continuum



# How Many Renters?

- Colorado Homeownership Rate — 67.2%
- Colorado Rental Rate — 32.8%
- National Homeownership Rate — 66.2%
- National Rental Rate — 33.8%

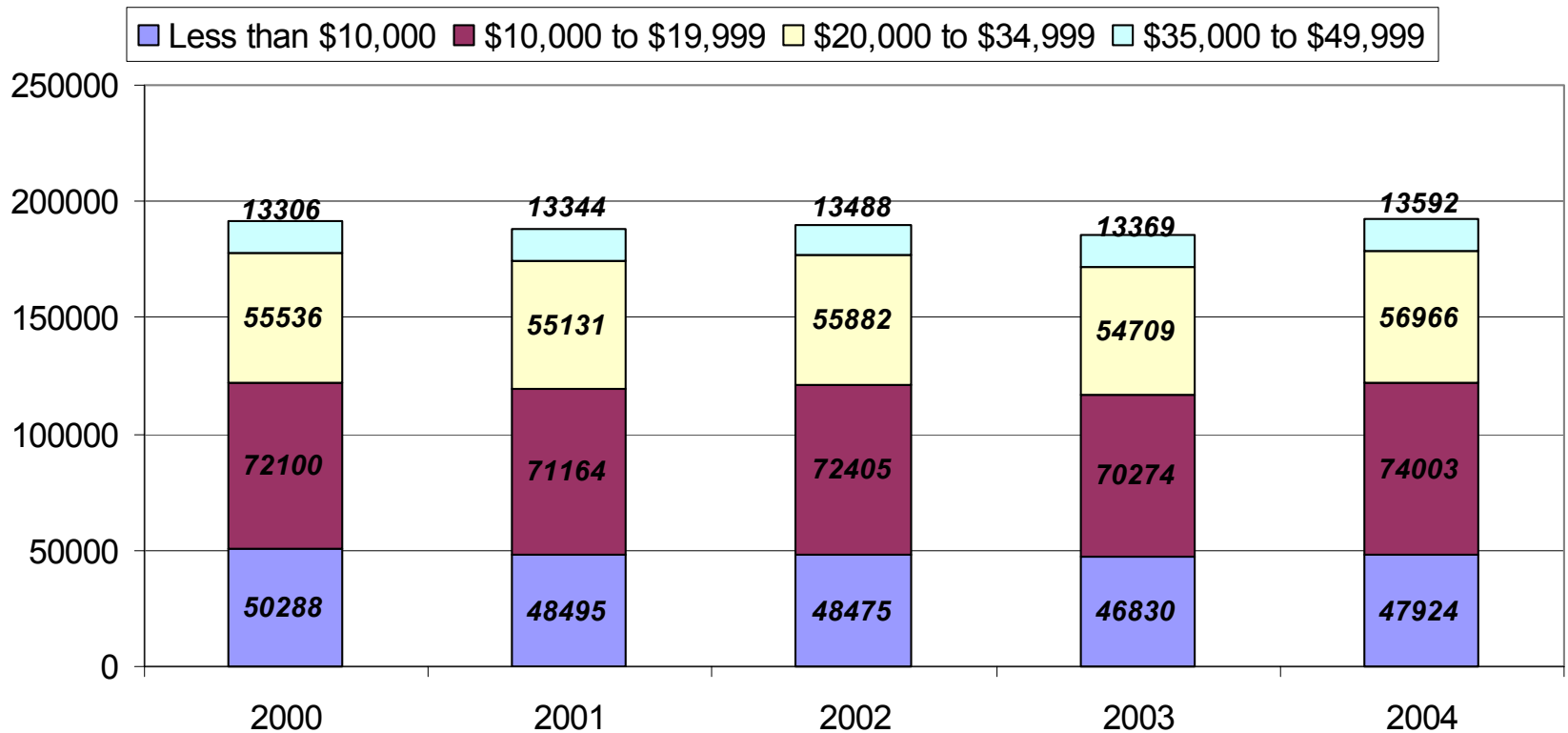
Source: Colorado Division of Housing

# Who is rent burdened?

- “Rent burdened” (or “cost burdened”) means that a household uses more than 30% of its income to pay for housing.

# Rent Burdened Households

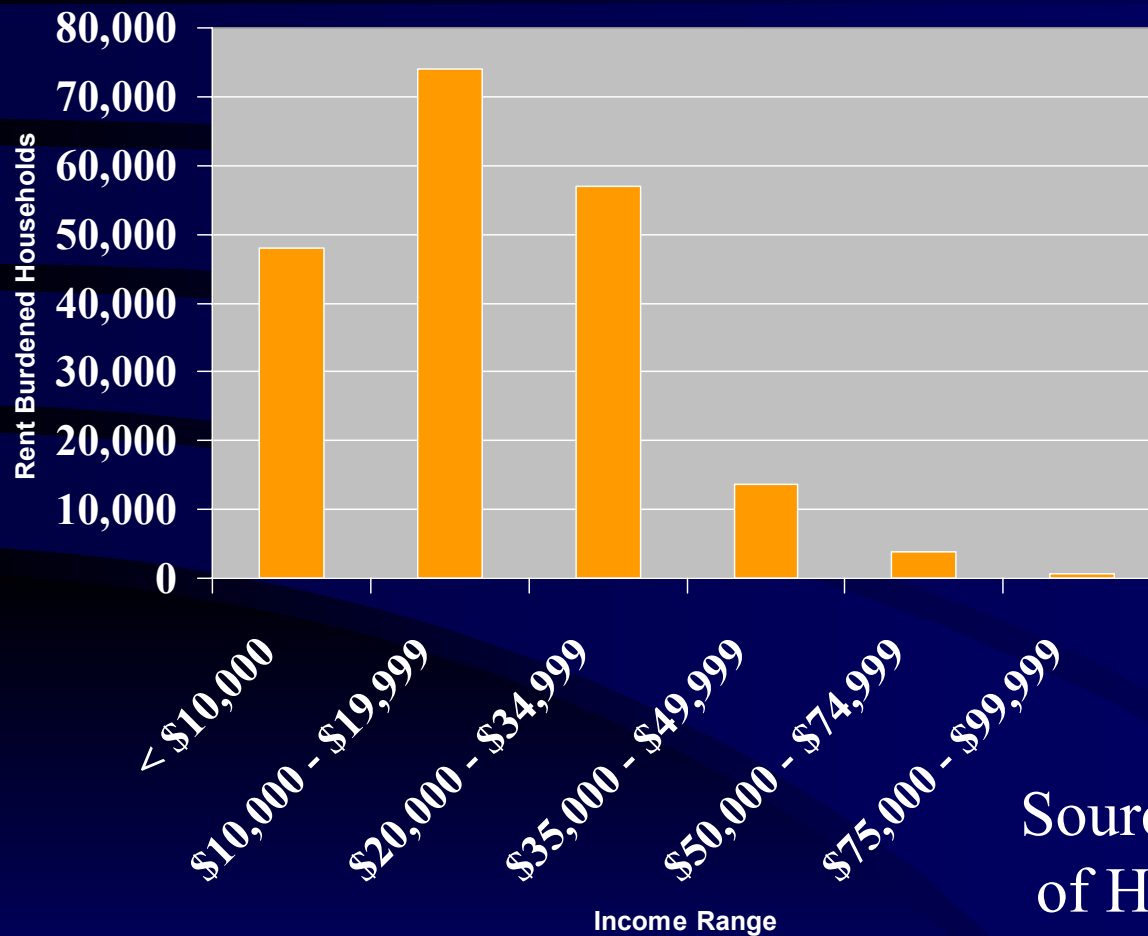
**Number of Renter Households Cost Burdened  
Colorado, 2000 - 2004**



Source: Division of Housing

# Number of Rent Burdened Households by Income

Total # of  
Rental  
Households  
is 552,472



Rental Households

Source: Colorado Division  
of Housing

# Rental Housing Programs

- Housing Choice Vouchers – also known as “Section 8.”
  - Is a form of tenant-based rental assistance
  - 27,000 total vouchers in state
  - There are 178,893 people who could qualify for rental assistance.
  - That is - 178,893 are %50 below AMI and are paying 30% or more of their income for rent.



# Mixed-Income Rental Housing

Placing various income levels within housing projects to lessen concentrations of poverty.

- Durango
- Family Rental
- 50 Units
- 1998

## Merced de las Animas



- Boulder
- Family  
Rental
- 36 Units
- 1999

## Dakota Ridge



- Walsenburg
- Family Rental
- 30 Units
- 1998

## Spanish Peaks Apts.



# Creekside Place Apartments-prior to rehabilitation - Thornton





# Creekside Place Apartments - after rehabilitation



- Olathe
- Farm Labor
- 24 Unit  
Dormitory  
with 74 beds
- 1993

## Olathe Farm Labor Housing



- Alamosa
- Small Rental
- Rehabilitation
- 11 Units
- 1997

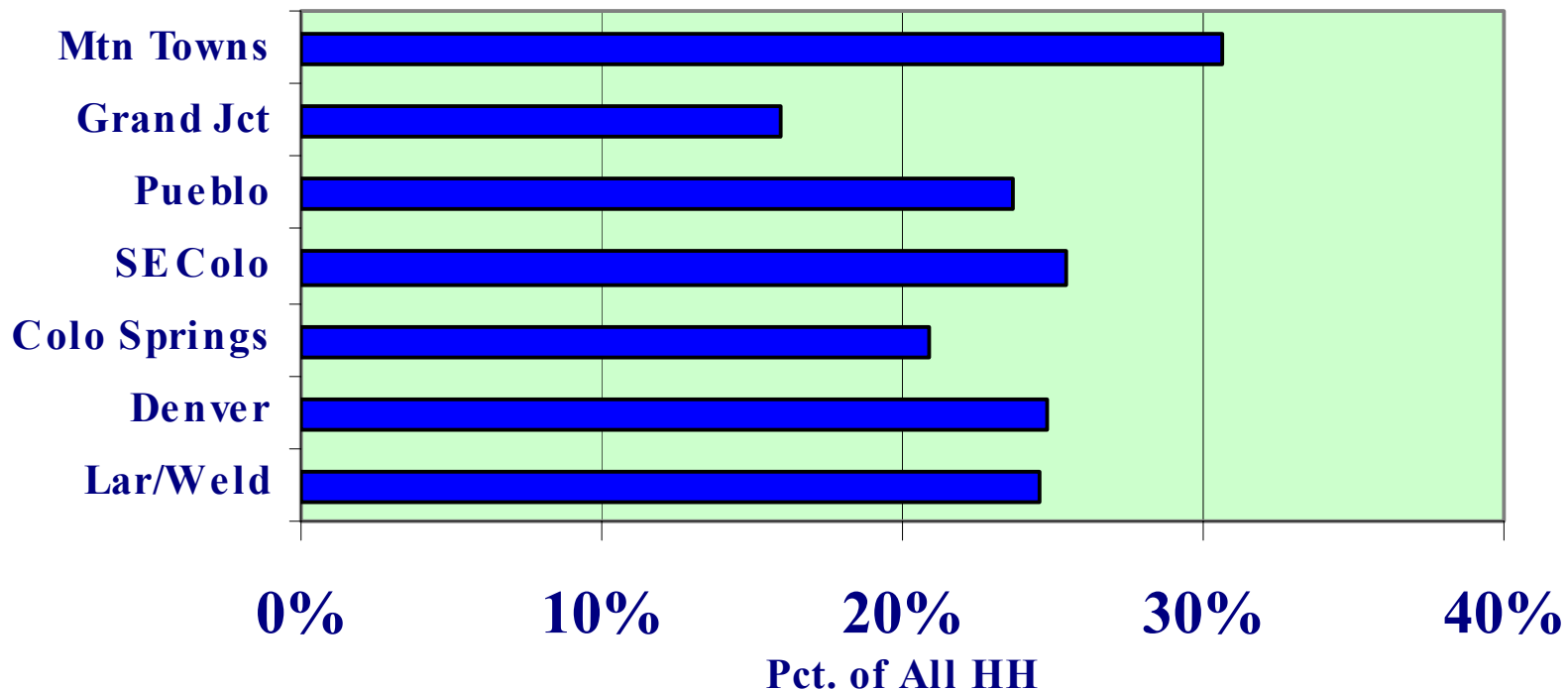
## The Bains Apartments





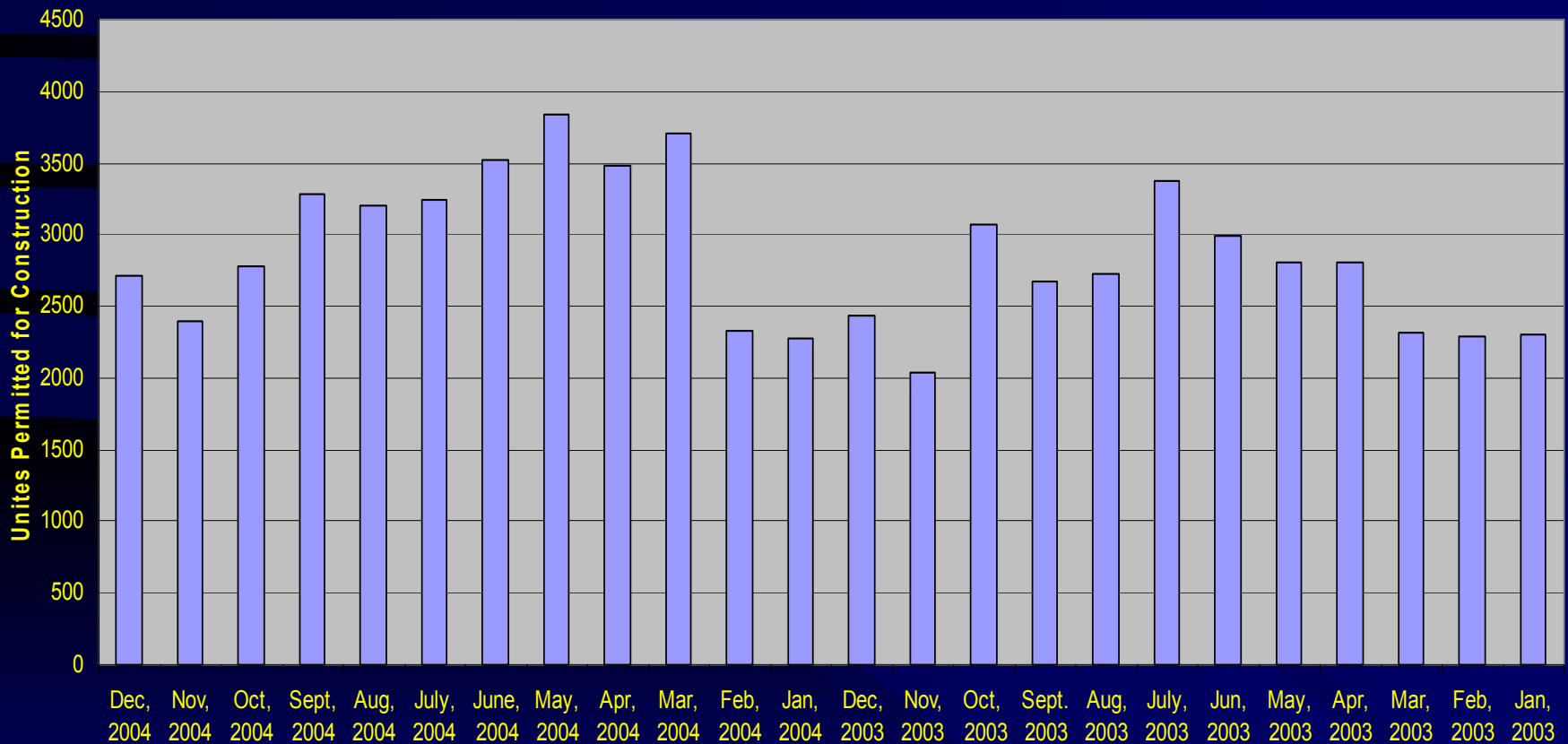
# Housing affordability varies widely by region

## PCT OF HOUSEHOLDS BELOW RENTAL INCOME THRESHHOLD-SELECTED AREAS



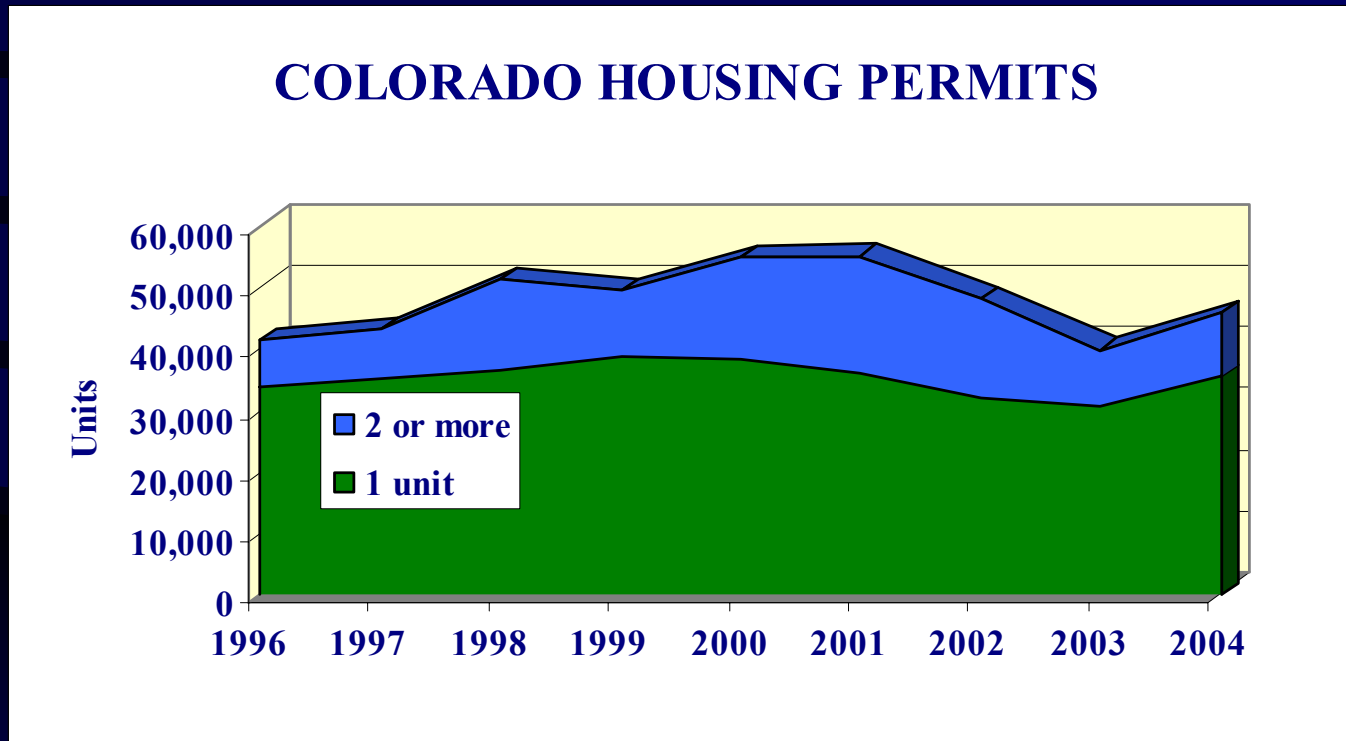
# 2003-2004 Multi-Family Units Permitted for Construction

Single Family Housing Units Permitted for Construction

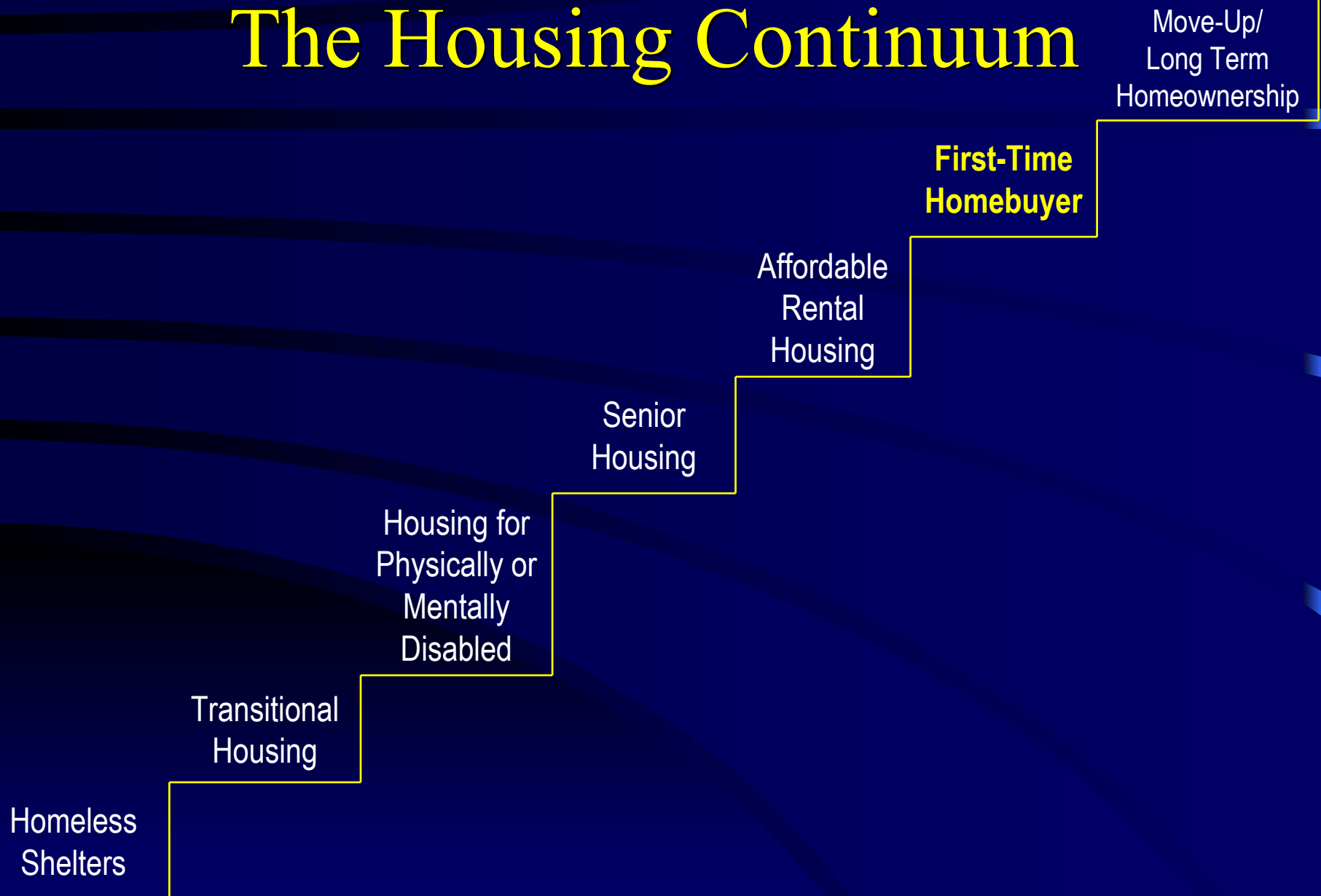


Source: Housing Construction Trend Report

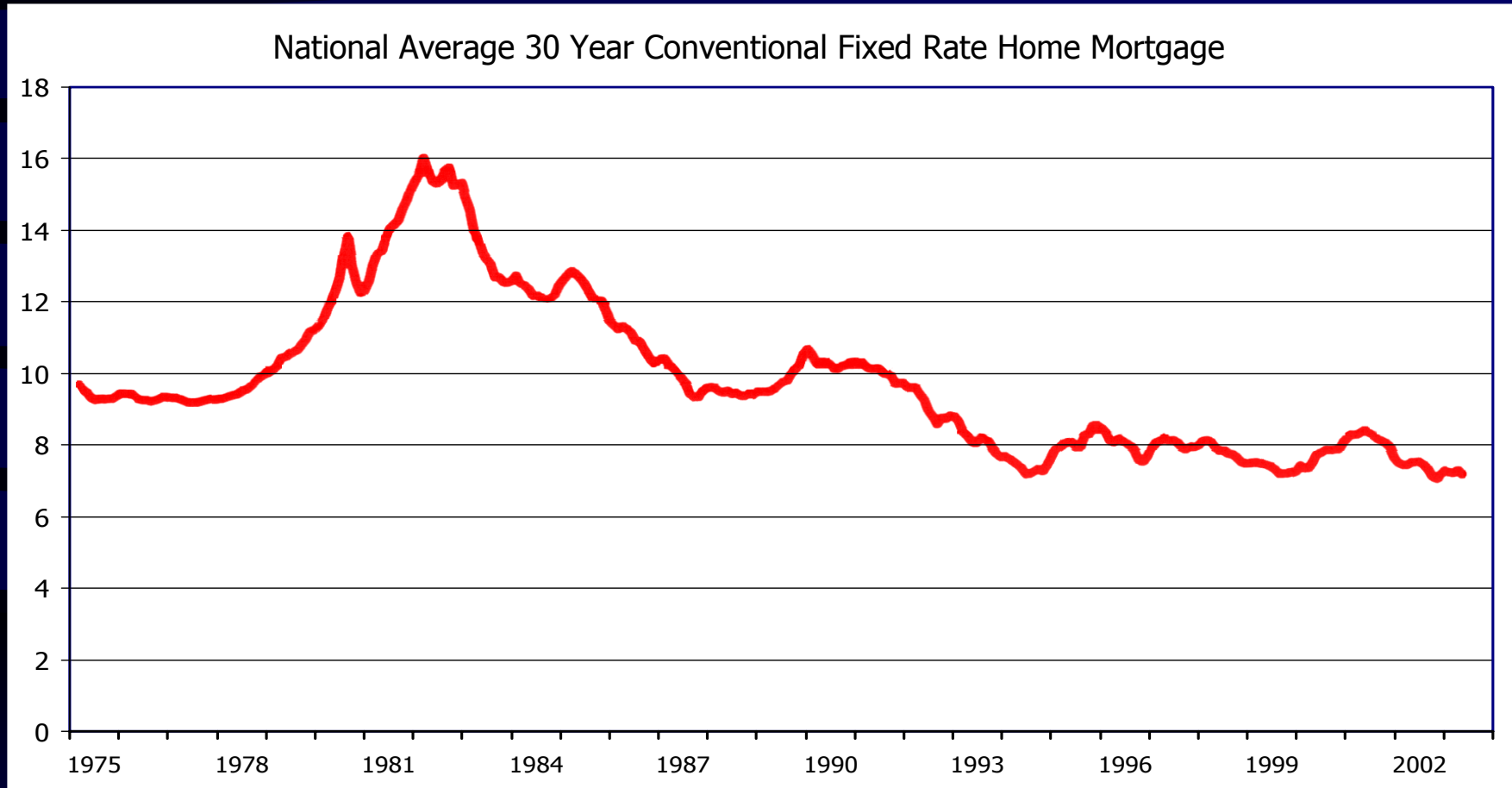
# Most of drop in Colorado home building was in multi-unit structures



# The Housing Continuum

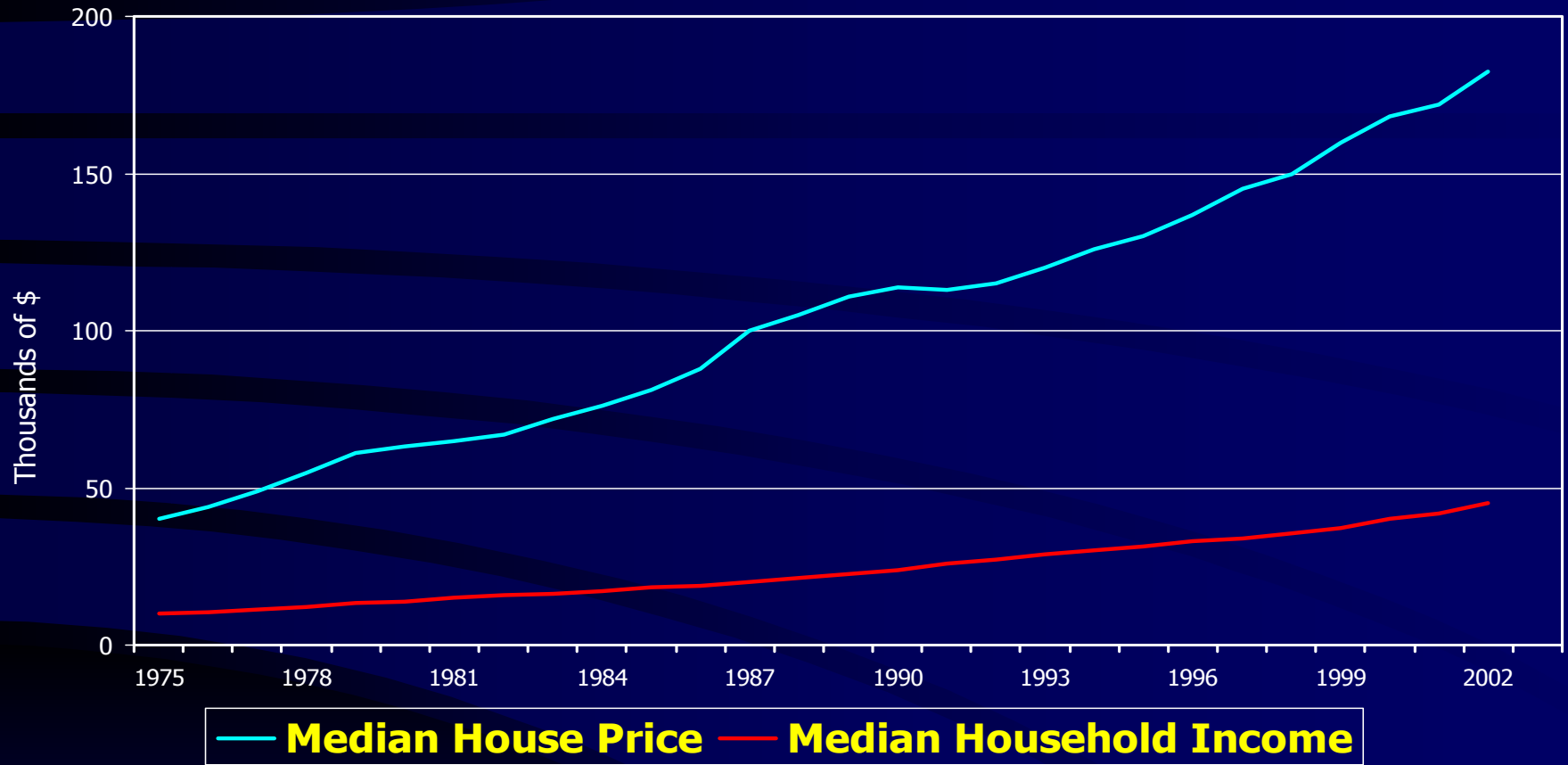


# Mortgage Interest Rates



The decline from 8.05% in June, 2000 to 6.5% currently gives the median income household an 18% increase in its purchasing power.

# Household Income vs. Home Prices

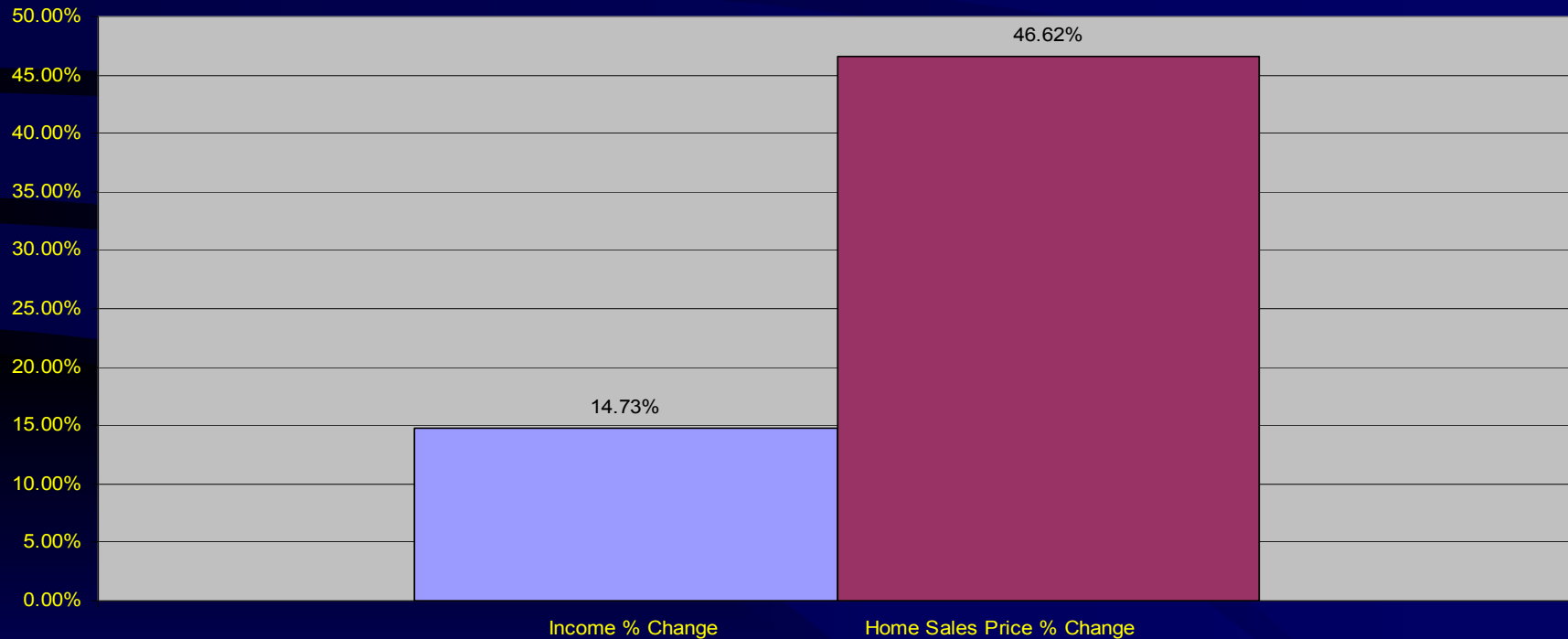


But in that time period, incomes have grown slower than home prices. Median home prices increased at an average annual rate of 5.9 percent.

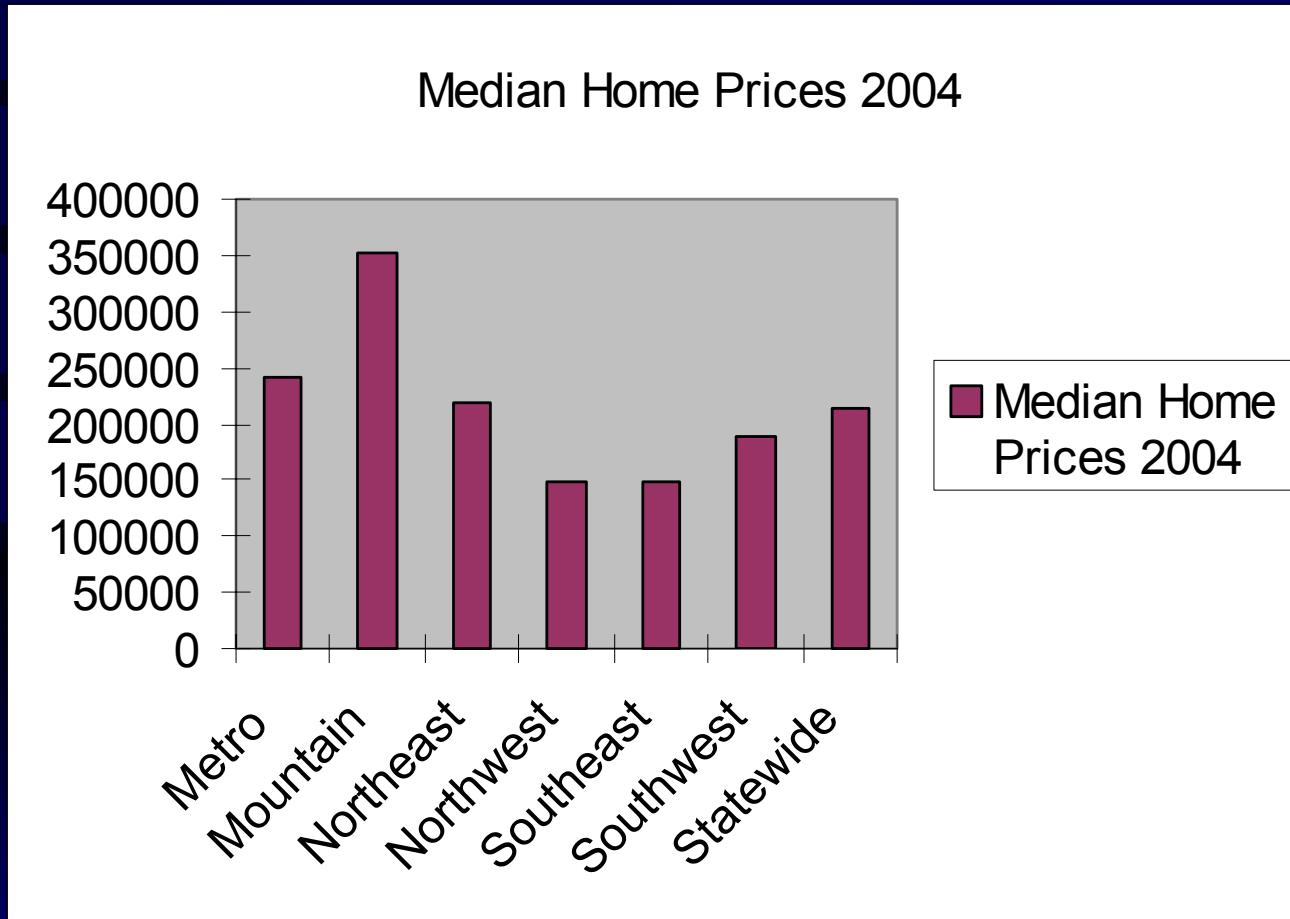
When home prices rise faster than incomes, affordability suffers.

# 1999-2004 % Change for Median Income and Home Sales Price

1999-2004 % Change of Denver Area Household Income and % Change of Denver Area Median Home Sales Price

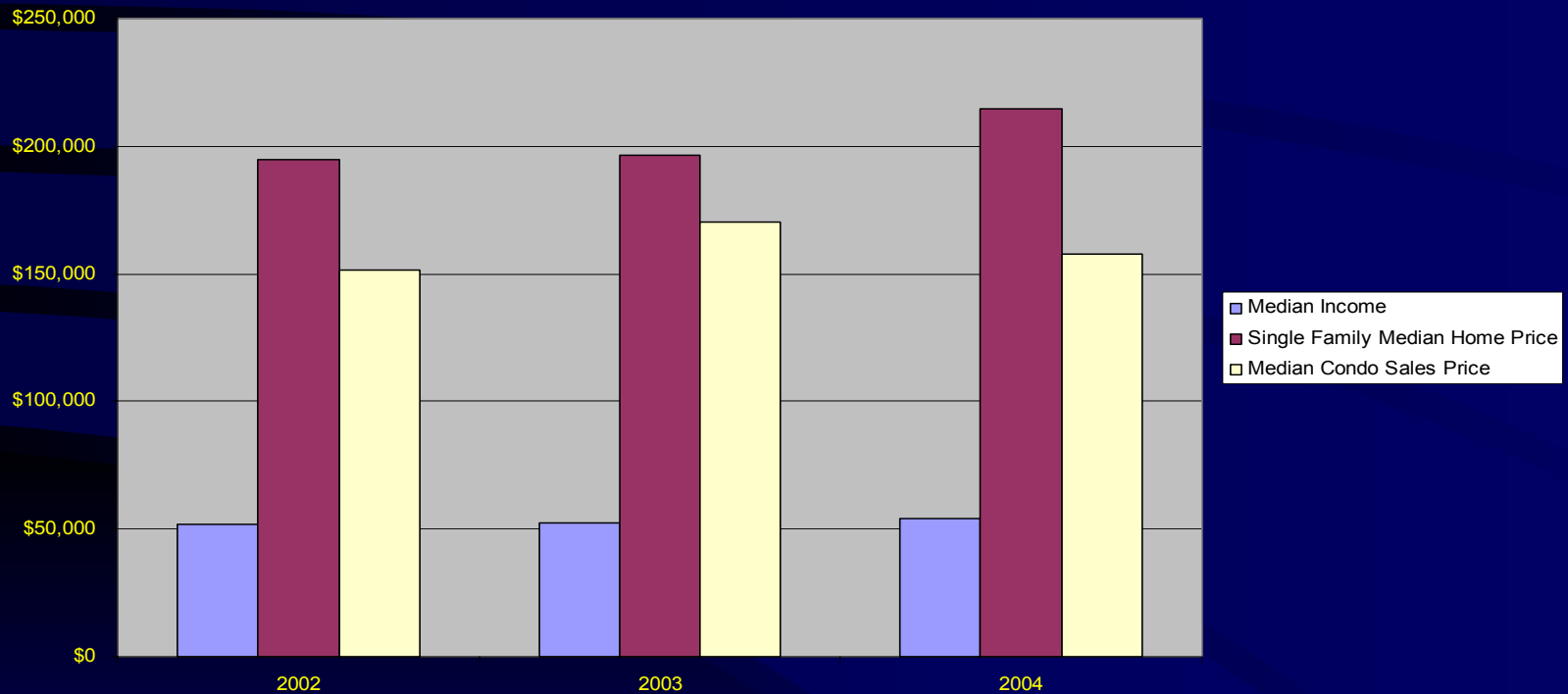


# Median Housing Prices by Region





# Statewide Median Income and Median Home Price



Source: Colorado Division of Housing; The Colorado Association Of Realtors

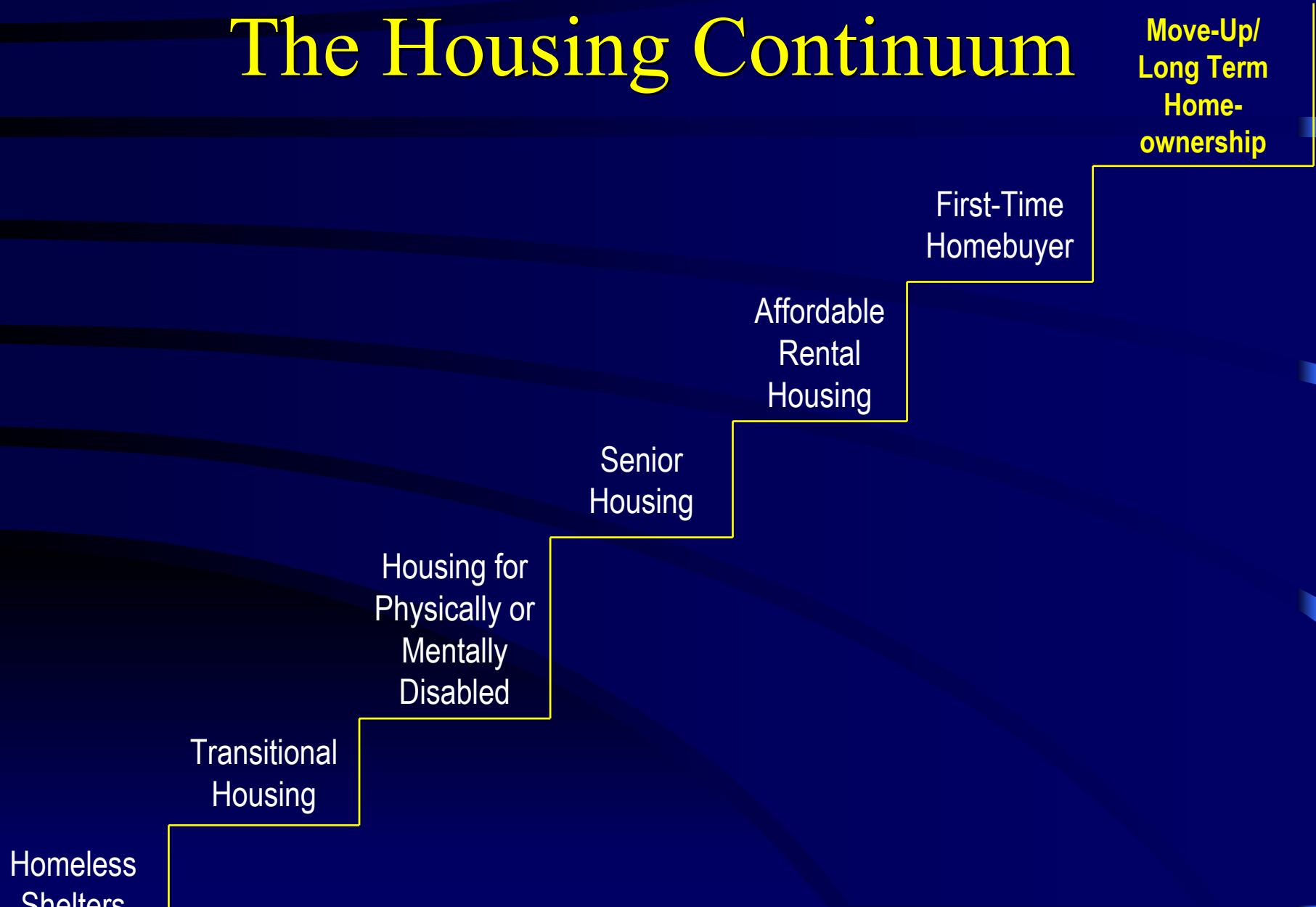
- 2004 single family housing price was \$214,751
- 2004 median condo price was \$157,465
- 2004 median income \$53,952

# Habitat for Humanity, Montrose County (self-help housing)

- Montrose
- Homeownership
- 11 units
- 1999



# The Housing Continuum

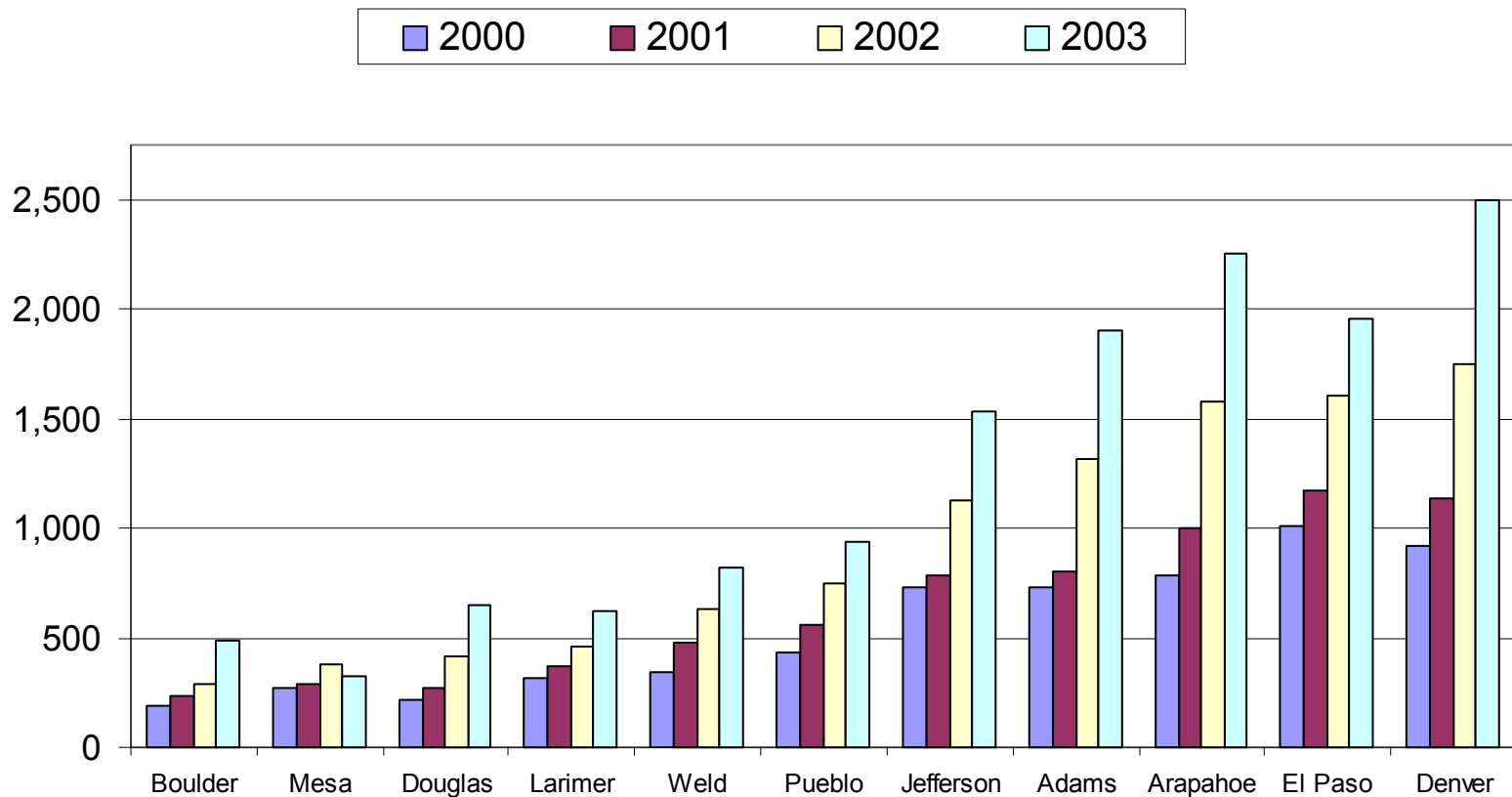


# SFOO- Single Family Owner-Occupied Programs

- Funds used primarily for rehabilitation of presently owned homes
  - Emergency repairs on essential components such as sewage facilities

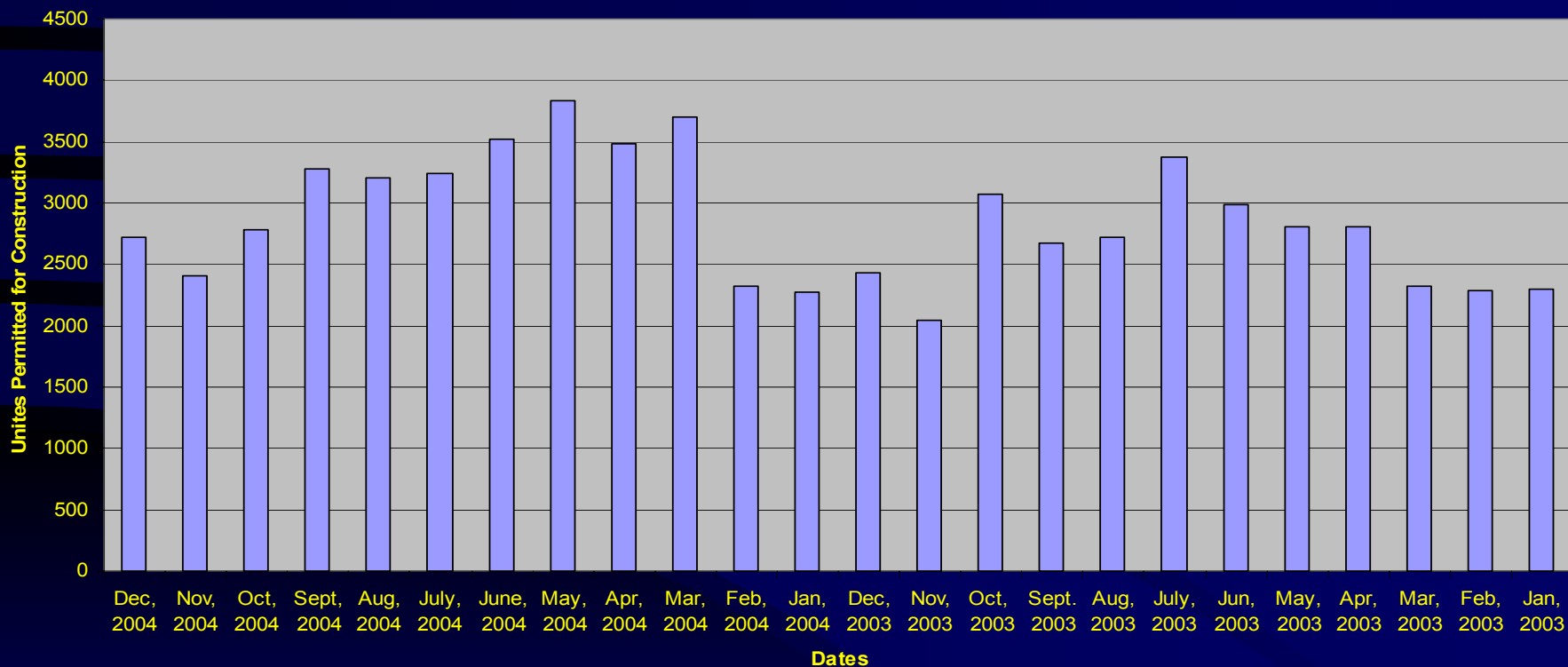
# Foreclosure prevention – non-profits can also use DOH funds for foreclosure prevention programs

## Foreclosures in Select Counties



Source: Public Trustee Data

# 2003-2004 Single Family Housing Units Permitted for Construction



Source: Housing Construction Trend Report